

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
COVINA ESTABLISHING A PCD ZONE CLASSIFICATION FOR  
CERTAIN PROPERTY IN THE CITY OF COVINA, ZONE CHANGE  
APPLICATION PCD-80-002, AND MAKES CERTAIN FINDINGS  
AND CONDITIONS.

THE CITY COUNCIL OF THE CITY OF COVINA DOES ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to public hearing and processing in the manner set forth by State law and local ordinance, and after recommendation thereon by the Planning Commission, the property classification set forth in Section 2 is made for the reasons of public interest, convenience and necessity.

SECTION 2. The following described real property in the City of Covina, County of Los Angeles, State of California is hereby zoned C-P (PCD) and E-1/2 (PCD) as such zones are defined in Title 17 of the Covina Municipal Code:

C-P(PCD)

That portion of Lot 2 of Tract No. 9253, in the City of Covina, as per map recorded in Book 128, Pages 46 and 47 of Maps, in the office of the County Recorder of said County, described as follows:

Beginnings at the easterly terminus of the northerly line of Center Court Drive as shown on Tract No. 32767 as per map recorded in Book 873, Pages 81 through 90 of Maps, Records of Los Angeles County; thence North 20 degrees 21' 00" East 144.00 feet; thence South 69 degrees 39' 00" East 40.00 feet; thence North 20 degrees 21' 00" East 294.00 feet; thence North 71 degrees 10' 00" East 110.00 feet; thence North 65 degrees 27' 19" East 104.81 feet to a point on the southerly line of Covina Hills Road as shown on said Tract No. 32767; said point being Point "A" for purposes of this description; thence along said southerly line North 76 degrees 32' 37" West 98.25 feet; thence South 89 degrees 31' 03" West 94.64 feet; thence South 84 degrees 01' 23" West 140.03 feet; thence North 58 degrees 08' 32" West 250.01 feet; thence North 27 degrees 21' 35" West 244.44 feet; thence North 32 degrees 34' 35" West 28.79 feet; thence departing from said southerly line of Covina Hills Road and continuing along the southerly line of Tract No. 23033 per Map recorded in Book 735, Pages 6 and 7 of Maps,

Records of said County, South 58 degrees 55' 00" West 200.62 feet; thence North 89 degrees 47' 06" West 165.92 feet; thence South 0 degrees 01' 34" West 72.28 feet to most easterly corner of Lot 7 of said Tract No. 32767; thence North 89 degrees 59' 55" East 100.00 feet along the northerly line of Lot 6 of said Tract No. 32767; thence South 0 degrees 00' 05" East 325.07 feet along the easterly line of Lots 1 through 6 of said Tract No. 32767 to the northerly line of land described in Instrument No. 80-499938, recorded May 20, 1980; thence along the northerly and easterly lines of said Instrument No. 80-499938 North 89 degrees 59' 55" East 3.00 feet; thence South 0 degrees 00' 05" East 30.00 feet; thence South 27 degrees 24' 08" West 60.95 feet to a point on the northerly line of Center Court Drive as shown on said Tract No. 32767, said point being on a curve concave southwesterly, having a radius of 124.00 feet, a radial bearing to said point being North 20 degrees 11' 35" East; thence southeasterly along said curve through a central angle of 53 degrees 13' 08" an arc length of 115.18 feet to a point of reverse curvature, said reverse curve being concave northeasterly, having a radius of 76.00 feet; thence southeasterly along said curve through a central angle of 62 degrees 34' 13" an arc length of 83.00 feet to a point of reverse curvature, said reverse curve being concave southwesterly having a radius of 324.00 feet; thence southeasterly along said curve through a central angle of 5 degrees 15' 37" an arc length of 29.75 feet, to the westerly line of land described in Instrument No. 80-499939; thence departing from said northerly line of Center Court Drive along said westerly line North 20 degrees 21' 00" East 24.89 feet; thence North 69 degrees 39' 00" West 8.00 feet; thence North 20 degrees 21' 00" East 24.00 feet; thence South 69 degrees 39' 00" East 8.00 feet; thence North 20 degrees 21' 00" East 25.00 feet to the most northerly corner of said Instrument No. 80-499939; thence along said northerly line and its southeasterly prolongation also being the northerly line of Lot 63 of said Tract No. 32767 South 69 degrees 39' 00" East 254.00 feet to the northeasterly corner of said Lot 63; thence South 20 degrees 21' 00" West 73.00 feet along the easterly line of said Lot 63 to a point on the northerly line of Center Court Drive as shown on said Tract No. 32767; thence easterly along said northerly line to the point of beginning.

EXCEPT for that portion described as follows to be zoned E-1/2 (PCD)

Beginning at the aforementioned Point "A"; thence South 65 degrees 27' 19" West 104.81 feet; thence South 71 degrees 10' 00" West 110.00 feet; thence South 20 degrees 21' 00" West 12.91 feet; thence South 65 degrees 06' 45" West 47.14 feet; thence North 58 degrees 58' 46" West 60.72 feet; thence North 44 degrees 15' 22" West 48.93 feet; thence North 31 degrees 57' 02" West 38.57 feet; thence North 31 degrees 51' 28" East 29.07 feet to the southerly line of Covina Hills Road as shown on said Tract No. 32767; thence easterly along said southerly line of Covina Hills Road to the point of beginning.

SECTION 3. After giving full consideration to all evidence presented at said HEARING, both oral and documentary, and after being fully informed, said City Council does hereby find and decide:

1. That the site for the proposed use relates to streets and highways adequate in size and shape to accommodate the use.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use is not detrimental to the surrounding property or uses permitted in the general area.
4. That the conditions stated in the decision are deemed necessary to protect the health, safety and general welfare. Such conditions shall include, but not be limited to:
  - a. A time limit for development,
  - b. Regulation of use or uses,
  - c. Required street, service road or alley dedications and improvements,
  - d. Regulation of signs,
  - e. Such other conditions as will make possible the development of the use in an orderly and efficient manner and conformity with the intent and purpose set forth in this chapter.

5. An environmental assessment was made pursuant to which a negative declaration is on file in compliance with C.E.Q.A., and the Council approves same and considered the matters set forth therein in rendering this decision

SECTION 4. The application for a Planned Community Development Overlay Zone is hereby granted subject to the following:

1. That the provisional plan approved is the plan used in the development.
2. That the C-P zone, permitted uses including restaurants with entertainment, shall be used to guide and regulate the use and the development of the office buildings in this project.
3. That the E-1/2 zone requirements be used to guide and regulate the use and development of the residential portion of this project.
4. That the construction of the project commence within 180 days from the effective date of this application.
5. All building, landscaping and sign plans shall be approved prior to issuance of permits.
6. That the slope between the offices and residential lot number fourteen be landscaped so as to provide separation of uses and added slope stability.
7. That a heavy landscape buffer be provided between the single family homes and the proposed garden offices.
8. That the slope immediately south of Covina Hills Road be heavily landscaped to provide a buffer between the residences and the offices.
9. Any building sited for development that exceeds a maximum of 15 feet of shift to the north from what was indicated in the proposed development plan submitted by Republic Development Company, must be reviewed by the Planning Commission to approve the siting relative to the building line located on the northerly portion of the proposed development.
10. That all roof equipment be concealed and not visible from adjacent properties.

11. The requirements of the Redevelopment Agency shall be satisfied as follows:

- a. All existing trees over three inches in trunk diameter shall be plotted on the site plan. Special attention shall be given to the oak trees. All trees over three inches shall be saved and incorporated into the building design.
- b. The site plan shall be dimensioned with precise dimensions where applicable or with minimum dimensions where distances are not uniform, i. e., ten foot minimum front yard setback.
- c. A landscape and irrigation plan shall be submitted to the Agency for the entire site to establish continuity to Village Oaks Phase 1. The specific landscape plans for each shall be submitted to the Redevelopment Agency for approval prior to the issuance of the building occupancy certificate.
- d. All architectural designs shall be reviewed and approved by the Redevelopment Agency.
- e. The equestrian trail shall be dedicated to the County.
- f. The developer shall enter each lot into a landscape assessment district or agreement for maintenance. The district or agreement shall be approved by the City Council and cover all the slope area, scenic park and parkways.

12. That all City requirements not specifically stated or waived herein be maintained.

SECTION 5. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published according to law.

APPROVED AND ADOPTED this 15th day of September,

1980.

  
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Mayor

ATTEST:

Frieda C. Richardson  
City Clerk

APPROVED AS TO FORM:

[Signature]  
City Attorney

I, FRIEDA C. RICHARDSON, City Clerk, City of Covina, California, CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council held September 2 1980, and thereafter at a regular meeting of the City Council held September 15, 1980, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

AYES: Edgar, Jaeger, Low, Morgan, Colver

NOES: None

ABSENT: None

Frieda C. Richardson  
City Clerk